

DCMA, Army Corps of Engineers continue successful headquarters construction

Cassandra Locke | DCMA Public Affairs

The Defense Contract Management Agency is only months away from the congressionally mandated deadline to be fully compliant with the *Base Realignment and Closure Act of 2005*.

Although there are many milestones that the agency needs to accomplish for the BRAC, the largest milestone has been overseeing the construction and ensuring the timely relocation of the agency's headquarters building onto Fort Lee, Va. According to Bob Allen, DCMA BRAC program manager, the agency's teaming with the U.S. Army Corps of Engineers has been directly responsible for the successful construction effort.

Allen said the teaming was formalized in June 2009 with the signing of the Building 10500 Program Management Plan. The PMP, signed by DCMA and USACE representatives, is a formally approved and living document used to define project requirements, identify expected outcomes and guide the project's execution and control.

"The PMP established the framework necessary for the successful completion of a project that meets DCMA's expectations," said Allen.

In addition to identifying the project's schedule and resource requirements, the PMP addresses the supportive planning, roles and responsibilities necessary for the



Bret Wilbur, Building 10500 facilities engineer, leads the tour group through the first-floor workstations in Building 10500. Charlie E. Williams, Jr., Defense Contract Management Agency director, and others follow to get a preview of the furniture placement and office space. (Photos by Mark Woodbury, DCMA Public Affairs)

“The Program Management Plan established the framework necessary for the successful completion of a project that meets the Defense Contract Management Agency’s expectations.”

— Bob Allen, DCMA Base Realignment and Closure program manager

project’s success. Embedded in the PMP is the communication plan. It establishes requirements for information and data sharing among team members. Design status updates, project team meetings and conflict-resolution processes are some of the communication plan’s important aspects, according to Allen.

The PMP also has a change management plan that addresses changes that can occur during the construction. It identifies processes to manage and review mandatory changes (building site condition changes, errors or omissions in the design plans, etc.) and DCMA-requested changes (floor plan, technological, etc.). Considerations include

validating the changes and evaluating their potential cost and schedule impacts.

The PMP’s quality management plan requires the construction contractor, Whiting-Turner, to establish and maintain an effective quality control system consisting of plans, procedures and the organization necessary to meet contract requirements.

“Whiting-Turner’s robust quality assurance system, coupled with USACE’s quality control requirements and on-site presence have been an integral and visible part of the construction process,” said Allen.

Another good example of DCMA and USACE teaming is Building 10500’s furniture acquisition strategy and installation, according to Bret Wilbun, Building 10500 facilities engineer. Instead of purchasing and installing the facility’s furniture after the construction is complete, DCMA and USACE coordinated with Whiting-Turner to have the furniture purchase and installation added to the construction contract as a bid option. The strategy’s benefits included integrating furniture planning (office/cubicle configurations, telecom access locations, etc.) into the overall construction planning, and installation scheduling was included as a concurrent task within the building construction timeline.

Additionally, the USACE interior designer played a large role in recommending options for the color and selecting furniture, carpeting and wall coverings.

“Throughout the construction process we’ve had the right people on the bus in the right seats focused on the right things. It has been a pleasure being part of the DCMA/USACE team,” said Allen. 

Building 10500 facts

Original construction year: 1978

Building square footage: 159,000

Private offices: 142

Cubicle spaces: 444 7’ x 8’ cubicles and 60 hotel offices

Conference rooms: 18

Estimated final refurbishment cost: \$17.3 million

Approximate parking spaces: 478 — 454 regular spaces; 24 fuel-efficient/low emission vehicle spaces; 11 handicap access (car) spaces; and two handicap access (van) spaces



Rows of workstations in Building 10500 provide employees with storage space and lighting. The section height between the cubicles can be adjusted for privacy or collaboration depending on individual preferences.